


THIS INSTRUMENT PREPARED BY:  
CLAY R. CARR  
BOARDMAN, CARR, BENNETT,  
WATKINS, HILL & GAMBLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
Nichole Davis  
228 Edgeland Road  
Vandiver, Alabama 35176

STATE OF ALABAMA )  
SHELBY COUNTY ) **GENERAL WARRANTY DEED**

  
20140623000188530 1/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
06/23/2014 08:55:48 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirteen Thousand Nine Hundred Twenty-Two and 41/100 (\$13,922.41) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **STEVEN RAY ERWIN, SR. and VICKY ERWIN**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **NICHOLE DAVIS**, a single individual (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

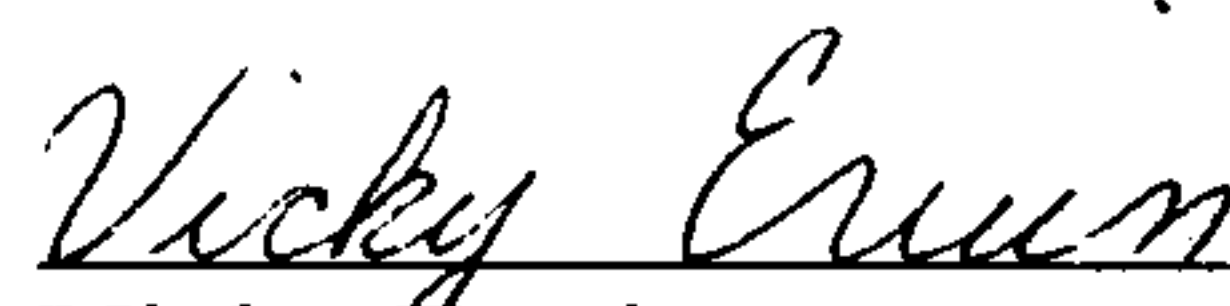
**Note: The preparer of this deed has not researched the title to subject property.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Steven Ray Erwin, Sr. and Vicky Erwin**, husband and wife, have hereunto set their hands and seals this the 19<sup>th</sup> day of June, 2014.

  
Steven Ray Erwin, Sr.

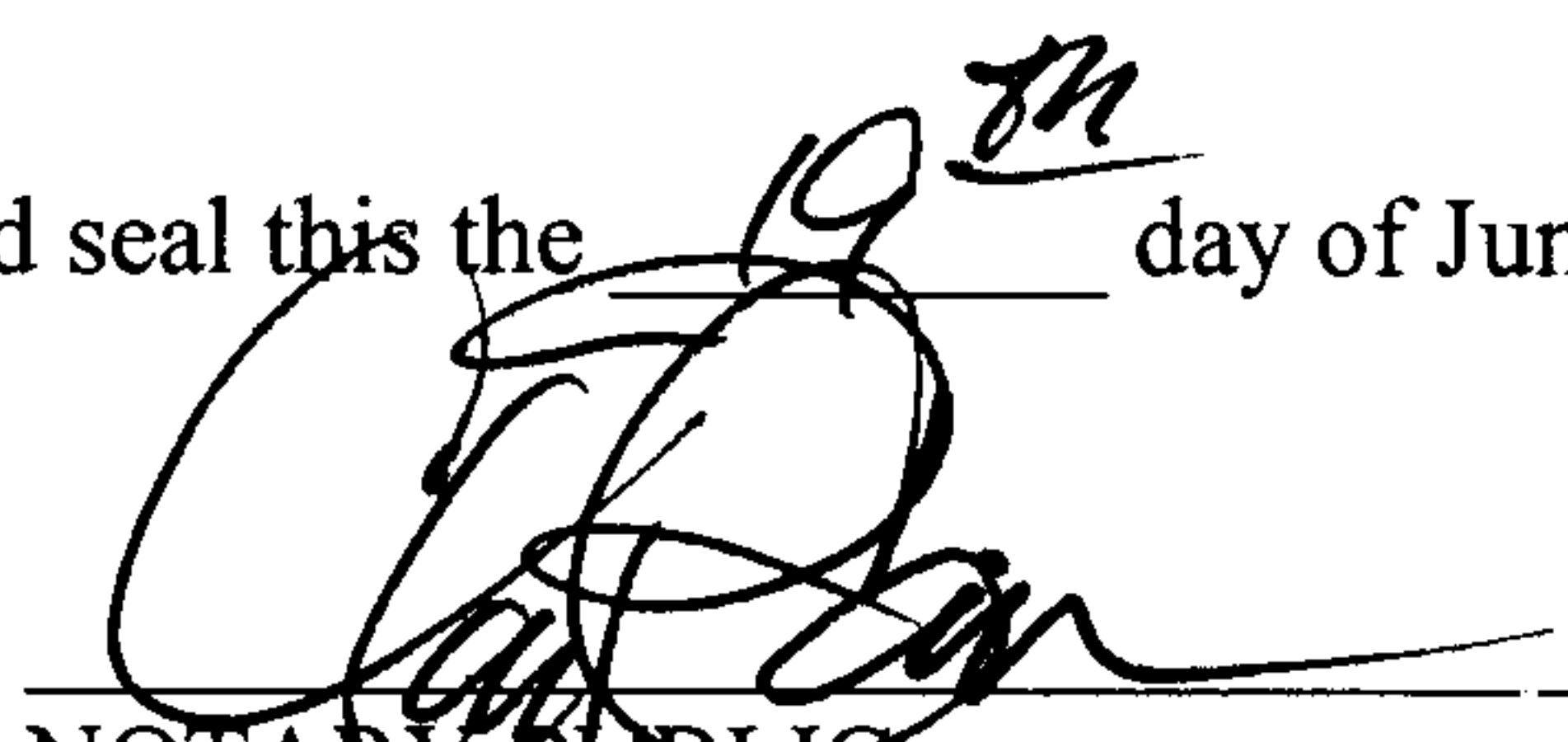
  
Vicky Erwin

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven Ray Erwin, Sr. And Vicky Erwin, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19<sup>th</sup> day of June, 2014.

Shelby County, AL 06/23/2014  
State of Alabama  
Deed Tax: \$14.00

  
NOTARY PUBLIC  
My Commission Expires: 12/28/17

**EXHIBIT A**  
**LEGAL DESCRIPTION**



20140623000188530 2/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
06/23/2014 08:55:48 AM FILED/CERT

A parcel of land to be known as Lot 2B of a resurvey of Lot 2, of Addition to Lot 2 of Evans Family Acres, in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 87 deg. 24 min. 28 sec. East a distance of 566.82 feet; thence North 87 deg. 26 min. 56 sec. East a distance of 288.57 feet to the point of beginning; thence North 87 deg. 11 min. 00 sec. East a distance of 375.66 feet; thence North 08 deg. 19 min. 48 sec. East a distance of 125.76 feet; thence South 87 deg. 11 min. 00 sec. West a distance of 181.17 feet; thence North 04 deg. 07 min. 20 sec. East a distance of 58.84 feet; thence South 87 deg. 11 min. 00 sec. West a distance of 60.00 feet; thence South 39 deg. 34 min. 01 sec. West a distance of 246.12 feet to the point of beginning.

Said parcel containing 1.05 acres, more or less.

Being situated in Shelby County, Alabama.

VE SE



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Steven Ray Erwin, Sr.  
Mailing Address 274 Edgeland Lane  
Vandiver, AL 35176

Grantee's Name Nichole Davis  
Mailing Address 228 Edgeland Road  
Vandiver, AL 35176


Property Address 274 Edgeland Lane  
Vandiver, AL 35176

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 13,922.41  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
20140623000188530 3/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
06/23/2014 08:55:48 AM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/19/14

Print Vicky Erwin

☐ Unattested

Sign Vicky Erwin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1